



35 MANOR PARK
OFFERS OVER £400,000

Spacious and Well Presented Detached Bungalow
DOUSLAND

MILLER TOWN & COUNTRY
exp UK



- » Well Presented Detached Bungalow
- » Garage & Parking
- » Landscaped Private Gardens
- » 3 Double Bedrooms
- » Popular Village Location
- » Easy Access to Plymouth & Tavistock
- » Access to Moorland and Country Walks

The Property

One enters via a double glazed porch into a large entrance hall off which is a living room with arch through to a spacious L-Shaped kitchen/dining room with modern fitted kitchen with appliances. From here there is access to the rear garden, and into a useful utility/boot room ideal for muddy boots and dogs alike with a tiled floor. There is also a further garden room, with patio doors leading to the rear garden. The family bathroom has the benefit of a panelled bath and separate shower cubicle as well as WC and wash hand basin. In recent years the property has been exceptionally well modernised with a new roof, replacement boiler and oil tank and modern kitchen, providing light and airy accommodation throughout.



Outside

To the front is a brick paved driveway offering parking for 2 to 3 cars and there are double gates leading to the side of the property and rear gardens. The front gardens are level and primarily lawned with a laurel hedge providing a good degree of screening and to the far side is a useful recessed area ideal for storage and bins. To the rear is a large patio leading to a raised level lawn with vegetable garden, greenhouse and raised flower and shrub beds, which is well screened with fence and hedge boundaries offering a high degree of privacy and seclusion.

























Location

Dousland is a popular village location sitting on the fringe of Dartmoor National Park and just a few minutes drive from the larger neighbouring village of Yelverton which offers a wide range of local amenities. There is easy access to open moorland, and walks around Burrator reservoir for those who enjoys outdoor pursuits such as walking, running or cycling. The nearby city of Plymouth and market town of Tavistock are both a short drive away and there is a regular bus route through the village.

KEY INFORMATION

 3 Bedrooms	 EPC Rating: TBC
 1 Bathroom	 Council Tax Band: D
 2 Reception Rooms	 Tenure: Freehold
 2/3 cars plus single garage	 Broadband: FTTC *Per Ofcom
 Not Listed	 Mobile Signal: Good *Per Ofcom
 Heating: Oil	 Not suitable for wheelchair users
 Utilities: Mains electric, water and drainage	
 Restrictions: Yes - not listed on the title	
 Easements, Wayleaves: None known	
 Public Rights of Way: None	
 Flooding: None known	
 Notable Construction Materials: None known	
 Building Safety Concerns: None known	
 Mining Area: No	
 Planning Permission / Proposed Developments: None known	

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VIEWING:

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